

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		SHERBORN ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	RAJAGOPALAN SHRIRAM ETAL/ TRS		
Owner 2:	SHRIRAM RAJAGOPALAN REVOCABL		
Owner 3:	DIVYA BALASUBRAMANIAN REVOCAB		
Street 1:	24 SHERBORN ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	RAJAGOPALAN SHRIRAM -		
Owner 2:	BALASUBRAMANIAN DIVYA -		
Street 1:	24 SHERBORN ST UNIT 24		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 1102 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	557,600	2,800		560,400
Total Card	0.000	557,600	2,800		560,400
Total Parcel	0.000	557,600	2,800		560,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		508.53	/Parcel: 508.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	557,600	2800	.		560,400		Year end	12/23/2021
2021	102	FV	541,600	2800	.		544,400		Year End Roll	12/10/2020
2020	102	FV	533,600	2800	.		536,400	536,400	Year End Roll	12/18/2019
2019	102	FV	408,600	2800	.		411,400	411,400	Year End Roll	1/3/2019
2018	102	FV	361,300	2800	.		364,100	364,100	Year End Roll	12/20/2017
2017	102	FV	329,200	2800	.		332,000	332,000	Year End Roll	1/3/2017
2016	102	FV	329,200	2800	.		332,000	332,000	Year End	1/4/2016
2015	102	FV	304,100	2800	.		306,900	306,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAJAGOPALAN SHR	73861-569	2	12/20/2019	Convenience	100	No	No		
TOTH GABRIELA,	71055-553		5/24/2018		571,000	No	No		
TOTH GABRIELA &	70644-264		2/20/2018	Convenience	10	No	No		
LAHOUE BRIAN,	59440-571		7/2/2012		316,000	No	No		
LAHOUE LOIS MAR	46413-567		11/3/2005	Family		No	No		
ADOMEIT HANNES	44560-454		1/31/2005	Sub Sale	315,000	No	No		
ADOMEIT HANNES	35404-291		5/3/2002	Family		No	No		CONDO MASTER DEED REFERENCE

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

PRINT

Date	Time
12/30/21	19:26:52

LAST REV	
Date	Time
01/16/20	14:42:31

mmcmakin
14670



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	32351
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	99 - Condo Conv	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	2 - Clapboard	40%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:	N - NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

SCUTTLE.

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1925	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Very Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:	5			BR:	2		Baths:	1		HB

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	10 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6 %

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.97903168
Adj \$ / SQ:	403.116
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	584469
Depreciation:	26886
Depreciated Total:	557584

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	5	2	1
Totals				
	1	5	2	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	2,800	Total Special Features:		Total:	2,800
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,102	403.120	444,23
Net Sketched Area:		1,102	Total:	444,23
Size Ad	1102	Gross Area	1102	FinArea

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

